

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the City of Houston, Harris County, on US 90, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 8312, at Page 410, Deed Records of Harris County, Texas.

A portion of the land acquired, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

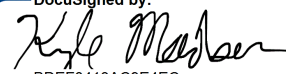
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Stamps Investments, LLC is an abutting landowner and has requested to purchase the tract for \$156,642.

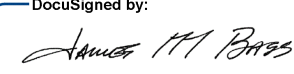
The commission finds \$156,642 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Stamps Investments, LLC for \$156,642; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36629BA547D4BD...  
Executive Director

115800 July 30, 2020

Minute Number	Date Passed
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EXHIBIT A

County: Harris  
Highway: US90  
Limits: From Carpenters Bayou to Miller Road 3

Property Description Tract 2

Being a 1.798-acre (78,301 square feet) tract of land, located in the Tallcot Patching Survey, Abstract Number 619, Harris County, Texas, being a portion of that certain called 13.835-acre tract of land, also known as Parcel 21, conveyed from James P. Grizzard (owner of one-half interest) and John S. Neilson, Jr. (owner of one-half interest) to State of Texas, described by deed executed January 7, 1971, recorded in Harris County Clerk's File Number (H.C.C.F. No.) D268053, Volume 8312, Page 410 of the Deed Records of Harris County, Texas (D.R.H.C.T.), said 1.798-acre tract of land being more particularly described by metes and bounds as follows;

**COMMENCING** at a 5/8-inch iron rod found on the northeast line of a called 83.1653-acre tract conveyed from A&E Investments LTD to OFS International LLC, described by Special Warranty Deed executed April 4, 2013, recorded in H.C.C.F. No. 20130158503 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), being on the existing southwest right-of-way line of Miller Road Number 3, a called 60 feet wide right-of-way, as shown in Houston Farms Subdivision plat, filed November 12, 1918, recorded in Volume 5, Page 61 of the Map Records of Harris County, Texas (M.R.H.C.T.), thence as follows:

North 28° 11' 18" West, along the common northeast line of said called 83.1653-acre tract and the existing southwest right-of-way line of said Miller Road Number 3, a distance of 285.44 to a 1/2-inch iron rod found for the **POINT OF BEGINNING** of the herein described Tract 2, marking the easterly corner of a calculated 5.926-acre tract, being that certain called 5.9111-acre tract conveyed from 3 Q Investments, LLC to Stamps Investments, LLC, described by Trustee's Deed executed February 6, 2018, recorded in H.C.C.F. No. RP-2018-57256 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.) and the easterly corner of said called 13.835-acre tract, having coordinates of N=13,874,687.89, and E=3,187,466.69. All bearings and distances shown hereon are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (2011 adj), EPOCH 2010.00, all elevations shown hereon are referenced to the North American Vertical Datum of 1988 (GEOID Model 12B). Coordinates and distances are U.S. Survey feet displayed in surface values, and may be converted to grid (NAD83) values by applying the TxDOT combined adjustment factor for Harris County, CAF = 1.00013, using the formula SURFACE/CAF = GRID.

EXHIBIT A

**THENCE**, along the north line of said calculated 5.926-acre tract and the south line of said called 13.835-acre tract, same being the existing south right-of-way line of U.S. Highway 90, a variable width right-of-way), as shown in a Texas Department of Transportation (TxDOT) Right-of-Way Map CSJ 0028-02-026 with revision date of August 20, 1974, the following three (3) courses and distances:

1. North  $86^{\circ} 57' 32''$  West, passing a distance of 47.62 feet a 5/8-inch iron rod found, in all, a total distance of 144.29 feet to a broken TxDOT Type II marker found;
2. South  $63^{\circ} 12' 26''$  West, a distance of 98.16 feet to a broken TxDOT Type II marker found;
3. South  $71^{\circ} 10' 22''$  West, a distance of 880.13 feet to a point, from which a 5/8-inch iron rod with TxDOT aluminum disk found bears North  $63^{\circ} 28' 35''$  East, a distance of 0.32 feet;
4. **THENCE**, North  $63^{\circ} 26' 23''$  East, across said called 13.835-acre tract, being the northeast line of the herein described Tract 2, a distance of 1,007.18 feet to a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set for corner, from which a 5/8-inch iron rod found bears North  $63^{\circ} 26' 23''$  East, a distance of 31.48 feet;
5. **THENCE**, South  $70^{\circ} 22' 41''$  East, across said called 13.835-acre tract, a distance of 123.83 feet to a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set for corner on the northeast line of said called 13.835-acre tract and the existing southwest right-of-way line of said Miller Road Number 3;
6. **THENCE**, South  $28^{\circ} 11' 18''$  East, along the northeast line of said called 13.835-acre tract and the existing southwest right-of-way line of said Miller Road Number 3, a distance of 100.00 feet to the **POINT OF BEGINNING** of the herein described Tract 1 and containing a 1.798-acre (78,301 square feet) tract of land.

EXHIBIT A

Notes:

Access is permitted to the remainder property abutting the highway facility.

This description was prepared in conjunction with and accompanied by a plat of even date herewith.

By graphic plotting only, according to the Federal Emergency Management Agency Flood Insurance Rate Map number 48201C0710M, revised dated January 6, 2017. This subject tract lies partially within Zone "X" unshaded (those areas determined to be outside the 0.2% annual chance floodplain) and Zone "X" shaded (those areas determined to be inside the 0.2% annual chance floodplain).

Abstracting performed by RODS Surveying, Inc. during September 2019.

Field surveys performed during the months of September 2019 through January 2020.

I, Ruben A. Calderon, a Registered Professional Land Surveyor in the State of Texas do hereby certify that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II (urban) TSPS Standard Land Survey. The field work for this survey was completed in January 2020.



Ruben A. Calderon, RPLS 5109  
RODS Surveying Inc.  
6810 Lee Road  
Spring, Texas 77379  
Phone (281)-257-4020  
TBPELS Surveying Firm # 10030700

02-03-2020  
Date



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD83), (2011 ADJ.) (EPOCH 2010.00).
2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID MODEL 12B).
3. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY APPLYING THE TXDOT COMBINED ADJUSTMENT FACTOR (CAF) FOR HARRIS COUNTY, CAF = 1.00013, USING THE FORMULA: SURFACE / CAF = GRID
4. HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXHS DURING SEPTEMBER 2019.
5. ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED BY DIGITAL LEVELING, AND HOLDING FIXED THE GPS DERIVED ELEVATION FOR H-1 (ELEV = 39.47').
6. BY GRAPHIC PLOTTING ONLY, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48201C010M, REVISED DATED JANUARY 6, 2017. THIS SUBJECT TRACT LIES PARTIALLY WITHIN ZONE "X" UNSHADED (THOSE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" SHADED (THOSE AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
7. ABSTRACTING PERFORMED DURING DECEMBER 2019 THROUGH JANUARY 2020.
8. FIELD SURVEYS PERFORMED DURING THE MONTHS OF SEPTEMBER 2019 THROUGH JANUARY 2020.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.

ABBREVIATIONS

EOP EDGE OF PAVEMENT  
FL FLOWLINE  
MH MANHOLE  
PSW PAINT STRIPE WHITE  
PSY PAINT STRIPE YELLOW  
PSD PAINT STRIPE DASHED  
PP POWER POLE  
RCP REINFORCED CONCRETE PIPE

LEGEND

○ FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)  
● SET 5/8" IRON ROD WITH CAP "RODS SURVEYING, INC." (UNLESS OTHERWISE NOTED)  
■ SET TYPE III (UNLESS NOTED)  
□ FND TYPE III (UNLESS NOTED)  
I.R. IRON ROD  
I.R.C. IRON ROD WITH CAP "STAMPED"  
I.P. IRON PIPE  
TYPE II 5/8" IR W/TXDOT BRASS DISK IN CONCRETE  
TYPE III 5/8" IR W/TXDOT ALUM DISK  
( ) CALCULATED POINT  
R.O.W. RIGHT OF WAY  
C.M. CONTROLLING MONUMENT  
D.R.H.C.T. DEED RECORDS OF HARRIS COUNTY, TEXAS  
H.C.C.F. NO. HARRIS COUNTY CLERK FILE NUMBER  
M.R.H.C.T. MAP RECORDS OF HARRIS COUNTY, TEXAS  
P.R.H.C.T. PLAT RECORDS OF HARRIS COUNTY, TEXAS  
O.R.H.C.T. OFFICIAL RECORDS OF HARRIS COUNTY, TEXAS  
O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS  
DOC. NO. DOCUMENT NUMBER  
— DISTANCE NOT TO SCALE  
— DEED LINE (COMMON OWNERSHIP)  
— PROPERTY LINE  
— EASEMENT LINE  
D.E. DRAINAGE EASEMENT  
I.R.C. IRON ROD WITH CAP  
S.S. SANITARY SEWER EASEMENT  
U.E. UTILITY EASEMENT  
— GAS LINE  
— POWER LINE  
— CHAINLINK FENCE  
— CL OF DITCH PATTERN  
— HIGH BANK PATTERN  
— GUTTER FLOW LINE  
— PROPERTY LINE  
— R.O.W. LINE  
— MANHOLE  
— SQUARE GRATE INLET  
— DROP INLET  
— POWER POLE  
— GUY WIRE  
— SIGN  
— PIPELINE MARKER

THIS PLAT WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE HERewith.

I, RUBEN A. CALDERON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II (URBAN) TSPS STANDARD LAND SURVEY. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED IN JANUARY 2020.

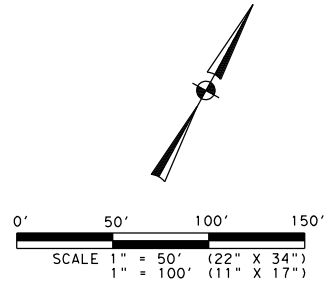
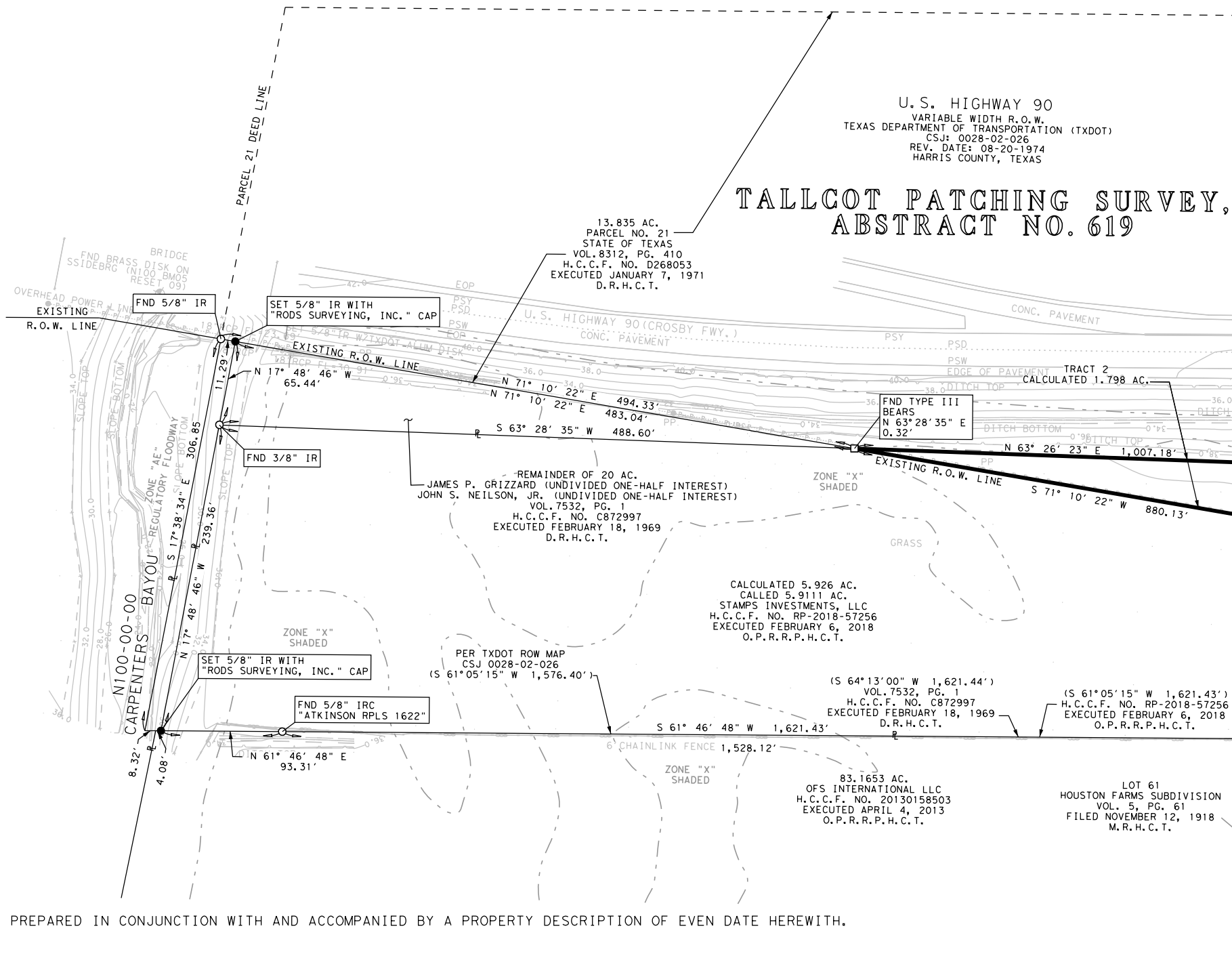
*Ruben A. Calderon*

RUBEN A. CALDERON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5109, STATE OF TEXAS

02/03/2020  
DATE



TALLCOT PATCHING SURVEY,  
ABSTRACT NO. 619



MATCHLINE SEE SHEET 2

STANDARD LAND SURVEY  
TRACT 2  
(CALC. 1.798 AC.)  
TALLCOT PATCHING SURVEY,  
ABSTRACT NO. 619  
HARRIS COUNTY, TEXAS

RODS SURVEYING, INC.					
6810 LEE ROAD SPRING, TEXAS 77379					
TEL (281) 257-4020 FAX (281) 257-4021					
IBPLS FIRM REGISTRATION # 10030700					
FED. RD. DIV. NO.	STATE	FEDERAL AID PROJECT NO.		SHEET NO.	
6	TEXAS				
STATE DIST. NO.	COUNTY	CONTROL	SECTION	JOB	HIGHWAY
12	HARRIS	----	--	---	US 90

## NOTES:

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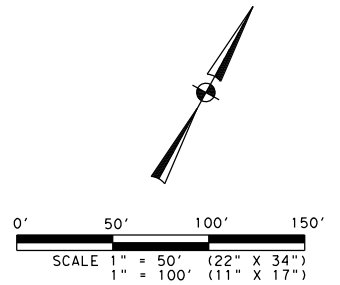
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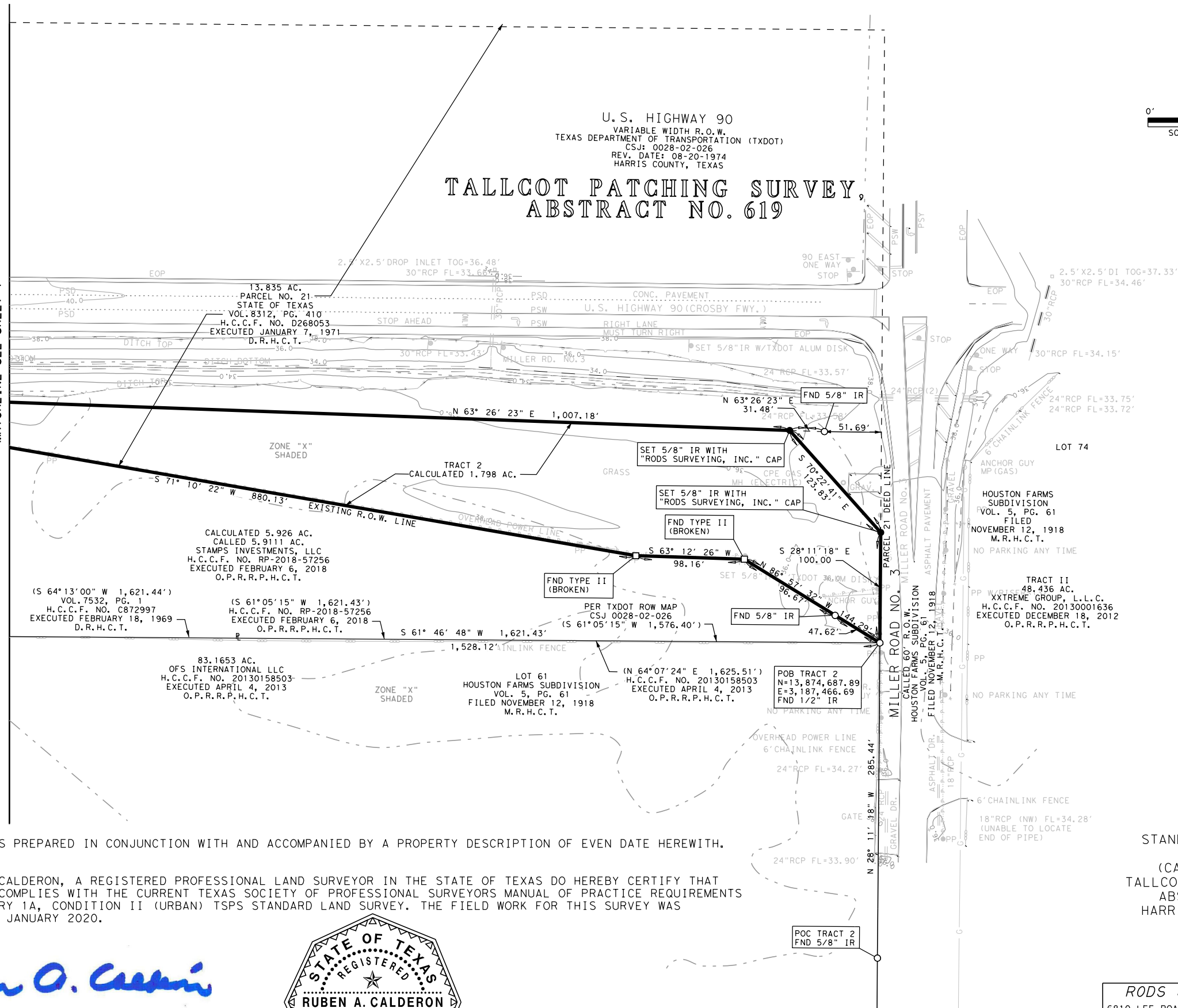


U.S. HIGHWAY 90  
VARIABLE WIDTH R.O.W.  
TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT)  
CSJ: 0028-02-026  
REV. DATE: 08-20-1974  
HARRIS COUNTY, TEXAS

## TALLCOT PATCHING SURVEY, ABSTRACT NO. 619



MATCHLINE SEE SHEET 1



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TRACT 2  
(CALC. 1.798 AC.)  
TALLCOT PATCHING SURVEY,  
ABSTRACT NO. 619  
HARRIS COUNTY, TEXAS

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